

## Wiltshire Council Planning Consultation Response

### ECOLOGY

|                            |                                                                                                                  |
|----------------------------|------------------------------------------------------------------------------------------------------------------|
| <b>Officer name:</b>       | Abi Gazzard                                                                                                      |
| <b>Date:</b>               | 03/06/2026                                                                                                       |
| <b>Application number:</b> | PL/2026/00594                                                                                                    |
| <b>Proposal:</b>           | Erection of a dwelling with associated car and cycle parking, refuse and recycling provision and private garden. |
| <b>Site address:</b>       | Lane to the rear of 18 Honey Garston, Calne, SN11 8BL                                                            |
| <b>Case officer:</b>       | Samantha Stockley                                                                                                |

### Recommendations:

|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <input type="checkbox"/>            | No Comment                                     |
| <input type="checkbox"/>            | Support                                        |
| <input type="checkbox"/>            | No objection                                   |
| <input checked="" type="checkbox"/> | Condition (no objection subject to conditions) |
| <input type="checkbox"/>            | Objection - further information required       |
| <input type="checkbox"/>            | Objection in principle                         |
| <input type="checkbox"/>            | HRA                                            |

Thank you for consulting Ecology. I have reviewed the application and supporting documents against OS Maps, aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

### Information considered:

- Existing Tree Plan, Arrayed Works, January 2026
- Proposed Drainage and Landscape Plan, Arrayed Works, January 2026
- Proposed Site Plan, Arrayed Works, January 2026
- Design and Access Statement, Arrayed Works, January 2026
- Biodiversity Net Gain Assessment, Lily Gilbert, May 2026
- Statutory Biodiversity Metric, Lily Gilbert, May 2026

The site comprises a plot of land to the rear of an existing dwelling, where it is proposed to erect a new two-storey dwelling.

### COMMENTS:

#### Protected and notable species and habitats

The site does not fall within any statutory designated sites. It is located within an urban area of Calne and is unlikely to offer habitats of significant value to protected species such as great crested newts, reptiles or badgers. The Biodiversity Net Gain Assessment report confirms that there is no evidence of protected fauna, though does note that log piles and rubble piles on-site might provide shelter for amphibians, hedgehogs, etc. As such, reasonable avoidance measures are recommended in the report; these must be adhered to and secured via condition.

There are numerous records of hedgehog and swift within the local area, and it is advised that these declining species are considered within a biodiversity enhancement scheme. In line with the NPPF and with CP50, applications must ensure that gains for biodiversity relevant to local habitats and wildlife populations should form part of the proposed development. As such, a

biodiversity enhancement plan – showing the location and specifications of, e.g., mammal gaps in fences and integrated swift nest boxes – should be secured via condition. This is in line with the report's suggestions, which include swift nest boxes and an integrated bat box.

### **Biodiversity Net Gain**

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

A completed statutory metric calculation, condition assessment and map ('*Biodiversity Net Gain Assessment, Lily Gilbert, May 2026*'; '*Statutory Biodiversity Metric, Lily Gilbert, May 2026*') confirming the baseline and predicted post-development biodiversity units of the site have been submitted.

The pre-development (baseline) situation is summarised below.

|                                                               |                        |
|---------------------------------------------------------------|------------------------|
| On-site pre-development (baseline) biodiversity value         | 0.28 Habitat units     |
|                                                               | 0.00 Hedgerow units    |
|                                                               | 0.00 Watercourse units |
| Are there any <a href="#">irreplaceable</a> habitats on-site? | No                     |
| Has any habitat <a href="#">degradation</a> of occurred?      | No                     |

Confirmation of how the development will achieve BNG is a post-determination matter, however, consideration should be given to how any proposed BNG will be secured.

The submitted metric indicates 0.25 biodiversity units or less will be required to meet the 10% BNG requirement and that on-site BNG is not achievable. In these circumstances, statutory credits can be bought without providing evidence that insufficient off-site options are available in England. For further information, please refer to guidance on Statutory Biodiversity Credits on the GOV.UK website (<https://www.gov.uk/guidance/statutory-biodiversity-credits>) under 'How to prove statutory credits are needed'.

### **CONDITIONS:**

#### **1. Compliance with submitted documents**

The development will be carried out in strict accordance with the following documents:

- Section 6 (mitigation) of 'Biodiversity Net Gain Assessment, Lily Gilbert, May 2026'

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

#### **2. Enhancements for Biodiversity**

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancements – such as swift nest boxes, bat bricks, and gaps in boundary walls/fences for mammal access – shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation/enhancement for biodiversity.

**Sign off by WC Ecologist will only be given once ALL outstanding information has been submitted and agreed sufficient.**

|                                 |                           |
|---------------------------------|---------------------------|
| <b>Ecologist</b><br>Abi Gazzard | <b>Date</b><br>03/06/2026 |
|---------------------------------|---------------------------|